



*Plan and Zoning Commission
Staff Report*

Meeting Date: October 4, 2016

Agenda Item: Northgate East Final Plat and Final PUD Site Plan
Report Date: September 29, 2016 *ESC*
Prepared by: Emily Bodeker
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the Northgate East Final Plat and recommend City Council authorization of cost participation in an amount not to exceed \$22,117.00 for 12-inch water main and 8-foot trail.

That the Plan and Zoning Commission recommend City Council approval of the Northgate East Final PUD Site Plan and approve the private street names NE Casady Lane, NE Lowell Lane, NE Gerald Lane, NE Dawson Lane and NE Creek Ridge Drive.

Project Summary:

Northgate East is a 43.43 acre plat located on the northwest corner of NE 54th Street and NE Delaware Avenue. The final plat includes 30 biattached townhome units, 30 row house townhome units, 80 apartment units and a clubhouse to be located on the apartment parcel. The plat also contains 6 outlots. Outlot Y will be deeded to the City as parkland dedication.

Project Report:

The City Council approved the PUD rezoning on September 8th, 2015. The final plat and site plan conforms to the approved PUD.

The general layout of plat one extends NE Briarwood Drive north from NE 54th Street. NE 56th Street will connect NE Briarwood Drive and NE Delaware Avenue. A portion of NE 55th Street will be developed with plat one and will be further developed in future plats. Lot E will be deeded to the City for additional right-of way for NE 54th Street and Lot D will be deeded to the City for additional right-of-way for NE Delaware Avenue.

Twelve-inch water main will be extended north along the west side of NE Delaware Avenue. Eight inch water main will be extended throughout the development. Eight inch sanitary sewer will be extended throughout the development. Eighteen inch trunk sewer will be installed on the east side of a tributary to Four Mile Creek that will serve future development to the north.

The storm water generally drains west to the Tributary to Four Mile Creek. Private detention areas will also be constructed throughout the development to reduce runoff to the Tributary.

Elevations of the proposed unit types are included in the P&Z packet and are similar to what was approved with the Northgate East PUD.

**CITY OF ANKENY
SUBDIVISION DATA**

NAME OF PLAT: Northgate East

NAME OF OWNER / DEVELOPER: Jerry's Homes, Inc.

GENERAL INFORMATION:

PLAT LOCATION: Northwest corner of NE 54th Street and NE Delaware Avenue
SIZE OF PLAT: 43.43 acres
ZONING: Northgate East PUD

LOTS:

NUMBER: 30 townhome lots
30 row house lots
6 lots for apartment buildings
USE: Residential
BUILDING LINES: Conform to the Northgate East PUD

PARK SITE DEDICATION:

Park site for the entire Northgate Development was considered. Outlot Y will be deeded to the City. Additional parkland will be deeded with future Northgate development to the west of the subject property.

ADJACENT LANDS:

NORTH: Future Northgate East development and undeveloped land in the County
SOUTH: LedgeStone Development
EAST: Undeveloped land in the County
WEST: Northgate Development

WASTE WATER:

PROJECTED FLOWS: 43.43 acres x 3,000 gallons/day/acre= 130,290 GPD
TREATMENT PLANT CAPACITY: Design 12.1 MGD; current daily average 6.41 MGD
NEAREST DOWNSTREAM INTERCEPTOR/TRUNK LINE: Four Mile Trunk Sewer

STORM WATER:

BASIN FLOWS: This plat lies in the Northeast Four Mile Drainage Area.

WATER SYSTEM:

PROJECTED USAGE: 43.43 acres x 1,000 gallons/day/acre = 43,430 GPD
SUPPLY CAPACITY: 13.72 MGD; Current daily avg. 3.9 MGD.

FINAL PLAT DRAWING: Staff recommends approval.

CONSTRUCTION PLANS: To be approved by staff.